

TRADE CLAIMS HOME OF LATE B. ALTMAN

New Building for the Use of Dealers in Women's Wear to Replace 5th Ave. and 50th St. House.

Where the home of the late Benjamin Altman stands at the northwest corner of Fifth avenue and Fiftieth street a six story commercial building for the use of dealers in women's wear is to be erected. The building and site were leased yesterday by A. De Pinne & Co. through George R. Read & Co. and Clark T. Chambers for twenty-one years at an aggregate rental of \$1,250,000. As the lease has renewal privileges the amount involved aside from the cost of the structure to be erected will run into the millions. The building is to be erected by the Somerworth Realty Company, headed by Ralph L. Shainwald. This company has bought the leasehold secured by C. Grayson Martin several months ago from the Altman estate. This lease has some years to run but it is not long enough to warrant the outlay of money necessary for the proper development of the corner. So new lease or renewal of the one held by Mr. Altman was secured from the Columbia University trustees, who own the land, through Frank B. Taylor. This secured, the company was able to go on with the De Pinne deal. The old Altman house had included the room in which Mr. Altman had his art treasures, are to come down in a few weeks and a six story building erected for the exclusive use of the lessees. The property is 35.5 feet on Fifth avenue and 133 feet on the street. The building will be designed by Jacob Zimmerman.

EAST SIDE FLAT PLANS.

Louis Torrezzos through Cannella & Gallo architects has drawn up plans for the construction of a six story flat and bakery in the cellar on the north side of Hamilton street, 244.5 feet east of Catherine street. It will have a frontage of 32.3 feet and a depth of 51.3 and have accommodations for sixteen families. The cost has been estimated at \$14,000.

APARTMENTS REPLACE MOVIE.

William H. Gompert, architect, has new plans for making over the five movie houses pictures the theatre and offices at the southern corner of Columbia avenue and 103d street into apartments and offices for Mrs. Ellen A. Ashman, owner, at an estimated cost of \$10,000.

BUSINESS SPACE RENTED.

Rice & Hill have leased to White's Eating Place, Inc., the northerly store in 1204-1210 Broadway. The lease is for a long term of about \$75,000. The entire second floor of this building was occupied by Shanes' and is now being extensively altered.

Charles F. Noyes Company has leased the base, basement, sub-cellars and first loft of 162 William street to James H. Lippman & Co. for five years; also a portion of the second lot at 24 and 26 Pratt street to the Royal Palm Furniture Company.

Durox Company has leased the third loft at 412 West Thirteenth street to the Industrial Gas Mantle Company.

Charles F. Noyes & Co. have leased to the Ideal Holding Company for a luncheon and bakery the store, basement and first loft at 298 to 400 Fourth avenue, adjoining the south-west corner of Twenty-eighth street, for a long term of years.

Recently he transferred the property to the 11 West Twelfth Street Company, acting for himself but handled by Robert E. Dowling, Ginn & Co. recently erected a large printery on the adjoining corner of Thirteenth street and Fifth avenue.

MIDTOWN LOFTS TRADED.

John H. Berry & Co. have sold for the Lenox Hill Realty Company the Sobe Building, at 25 and 27 West Thirty-second street, on plot 47x89.8, midway between Fifth avenue and Broadway and adjoining the Builders Exchange. The building was erected for the architect, Mr. Nathan Nissel, who occupies it for his own business under a twenty-one year net lease. The buyer is John S. Melcher, who recently purchased through the same brokers the twelve story building at 153 to 159 West Forty-second street, which is a net basis for a long term of years. In the present transaction Mr. Melcher gives in part payment the nine story office building at 37 and 39 East Twenty-eighth street, adjoining the northwest corner of Fourth avenue, on plot 41x39.5. The total valuations aggregated \$600,000.

DEAL ON FOR BURNS'S.

A deal is pending which if closed will reopen Burns's restaurant at 783 and 785 Sixth avenue and 102 and 104 West Forty-second street, formerly known as Burns's after the property. Charles S. Kohler, who sold it to John Dunstan some months ago, has the matter in hand.

EAST SIDE HOUSE TENANT.

Benjamin Liebberger has leased the Cornelius W. Luyster, Jr., house at 16 East Seventy-first street.

Porter & Co. have rented for S. H. Cohn to Catherine Smith the three story brownstone dwelling at 231 West 127th street.

JAMAICA AUCTION TO-DAY.

All the remaining improved lots at Jamaica Hillcrest, with its large frontage on Hillside avenue in Jamaica, Bronx, of Queen's county, to sell at absolute auction to order of the trustees in liquidation to-day on the premises at 2 P. M. and continued on Monday at the same time until every lot is sold. William P. Raw will conduct the sale and about 100 lots are to be disposed of. The lots are not yet on the market. The bids are offered per cent. of the purchase price may remain on mortgage, or the lots may be held for a small monthly instalment. A special train will leave Flushing avenue station, Brooklyn, at 1 o'clock.

NEW REALTY CORPORATIONS.

The following realty corporations have been chartered at Albany:

ESTATE 35TH STREET—Douglas Robinson, Charles S. Brown Company has sold to a woman buyer represented by C. C. Teghoff, the private stable of the late Mrs. Morris K. Jesup, 157 East Thirty-fifth street, on a lot 25x53 ft., between Lexington and Third avenue. The two story structure will be altered into a studio.

WEST 39TH STREET—Mrs. J. P. Morgan, Sr., has sold two five story tenement houses at 327 and 329 East Thirty-ninth street through Gaines & Samson Company, and Samson Wallach, who now occupies a plot 50x125 ft. 165. Plans were filed Thursday for the improvement of this property with an eight story loft building by the C. M. E. Realty Company at a cost of \$200,000. Lorine F. G. Wellman, the architect.

WEST 16TH STREET—Richard S. Elliott has sold for James F. Crossen to Bernard Block for investment 236 West Sixteenth street, a five story flat, on lot 27 1x103.3, between Seventh and Eighth avenues.

WEST 17TH STREET—Lewis M. Thompson has sold for the estate of Catherine Bally the five story American bungalow house at 302 West 106th street to a client for occupancy. The house is on a lot 17x100 ft. 11, adjoining the southwest corner of West End Avenue.

TRADING IN BROOKLYN.

C. A. Van Brant as broker has sold for immediate improvement a plot of ground 24x109.4 on Eighty-second street and Colonial Road, Bay Ridge. This is part of the tract known as Crescendo Hill. Twelve dwellings will be erected there.

Samuel Galitzka Company has sold for John W. Sands Realty Corporation to Lillian Blakemore the three story brick store property at 716 Fifth avenue, on plot 20x100, for investment.

Ross & Weeks have sold a plot of lots on Eighty-second street between Fourth and Fifth avenues for Klien T. Kirby, to a builder, who will improve the land with homes.

Mrs. E. Free has sold her two story dwelling at 597 Decatur avenue, on lot 18x40, to an investor.

Joseph Levy & Charles F. Shaughnessy have agreed to sell to the south-west corner of Hooper and South Sixth streets a plot 22x50.5. The new owner will erect an apartment house to cost \$15,000.

BUYS FLUSHING HOUSES.

G. A. L. Fowler has bought two dwellings on plot 100x100, at the corner of Union street and Franklin place, Flushing.

TRANSACTIONS RECORDED.

TRANSFERS.

(With name and address of lender and attorney. If attorney's name is omitted address party of second part.)

Downtown.

BROADWAY—520-52, 10th st., 511 Broadway, 10x100 ft., plot 100, map 223, all items. All items. Appt. 24, attys. Alexander & Newell, 10th st., 511 Broadway.

WILLIETT ST. 81, w. 100 ft., 10th st., 25x100, Norfolk st., n. 100 ft., 25x100, West 10th st., 100 ft., 10th st., 25x100, Nicholas av., a. t. b. & s., Sept. 5, 1914, atty. Jacob Manheim, 202 Bway., \$2,000.

SAME PROPERTY—to Parsons Nichols to 10th st., 100 ft., 10th st., 25x100, all items. Appt. 24, atty. Alexander & Newell, 10th st., 511 Broadway.

Price to Anton Seigal, 267 Decatur Street, 10th st., 100 ft., 10th st., 25x100, all items. Appt. 24, atty. Alexander & Newell, 10th st., 511 Broadway.

ST. 428 E. 213 W. Av., 25x94, Jacob Berlin to Netlie Tushnit, 222 W. 10th st., 100 ft., 10th st., 25x100, all items. Appt. 24, atty. Alexander & Newell, 10th st., 511 Broadway.

SAME PROPERTY—City Real Estate Co. to Chas L. O'Shea, 99 Clermont av., Bronx, May 15, 1914, atty. Alexander & Newell, 10th st., 511 Broadway.

SAME PROPERTY—Chas L. O'Shea to 75 Fifth Av., Inc., 100 ft., 10th st., 25x100, all items. Appt. 24, atty. Alexander & Newell, 10th st., 511 Broadway.

East Side.

LEX. AV. 214, a. 200 ft., 21x100 ft., 10th st., 100 ft., 10th st., 25x100, all items. Appt. 24, atty. Alexander & Newell, 10th st., 511 Broadway.

GREENWICH AV. n. e. 100 ft., 10th st., 25x100, all items. Appt. 24, atty. Alexander & Newell, 10th st., 511 Broadway.

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